

N .VENKATESH & ASSOCIATES
APPROVED VALUER/SURVEYOR/LOSS ASSESSOR

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No. 2985/A, 2ND STAGE, RAJAJINAGAR, BANGALORE- 560 021

VALUATION OF Commercial Converted LAND & BUILDING
(to be used for assets of up to INR 5 crore)

Bank Name OFFICIAL LIQUIDATORS
Branch Name BENGALURU

Date : 12-02-2019

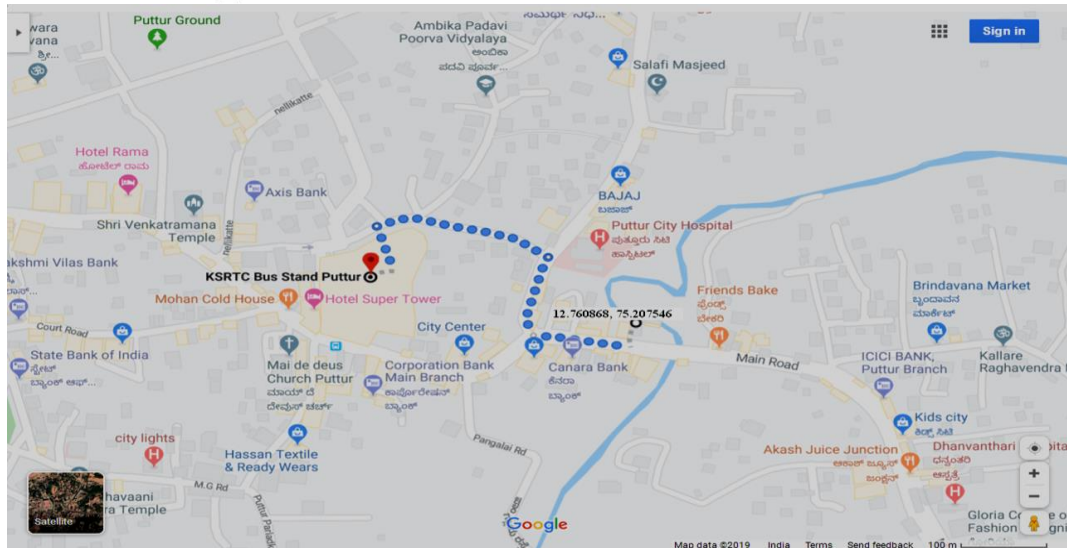
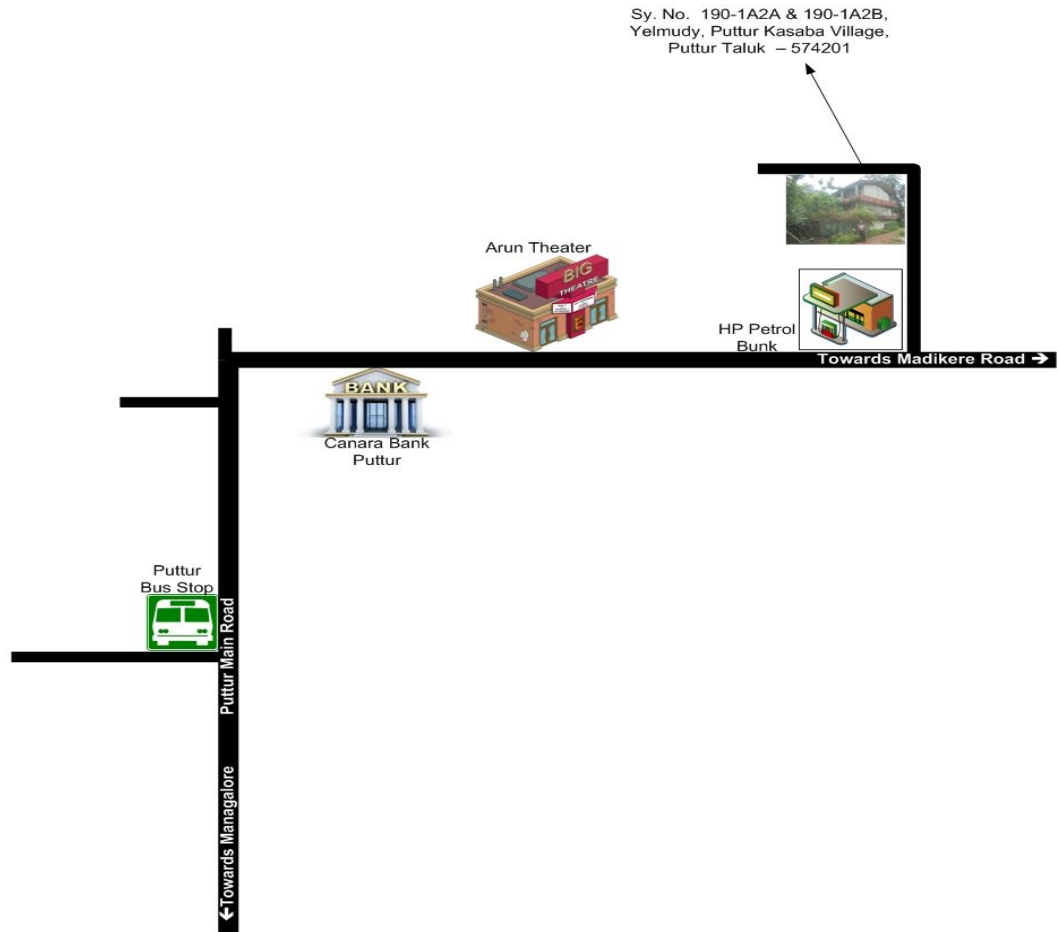
1	Customers Details Name (Owner) : M/s. SHREE MOOKAMBIKA FINANCE CORPORATION Contact Number : Case Type : Revaluation
2	Asset Details Address of the property : Sy. No. 190-1A2A & 190-1A2B, Yelmudy, Puttur Kasaba Village, Puttur Taluk – 574201 Near by Landmark : It is a walkable distance from Puttur Bus Stop & Aruna Theater, Mangalore - Madikeri Road. The Property is situated in a developed Commercial Converted location Independent Access to the property : Yes Available
3	Document Details a. Layout Plan : Not Available (i) Approval No. : (ii) Approved authority : b. Building Plan / Constuction Permission : Not Available (i) Approval No. : (ii) Name of approving authority : c. Legal Document : Available (i) List of Document : Sale deed, Old Valuation report

4	Physical Details		
	a. Adjoining Prop.		
		Documentary Boundaries	Actual Boundaries
	East :	Approach Road	Approach Road
	West :	Property belongs to Mr. Shivarama Shetty	Property belongs to Mr. Shivarama Shetty
North :	Ling Road Towards Mr. Shivarama Shetty's Property	Link Passage	
South :	Petrol Pump belongs to M/s. K. V. Shenoy	H. P. Petrol Pump belongs to M/s. K. V. Shenoy	
	Latitude & Longitude of the Property	12.760868, 77.207546	
	b. Matching Boundaries	: Yes	
	C. Plot Demarcated	: Yes	
	d. Approved Land Use	: Commercial Converted	
	e. Type of Property	: Land & Building	
	f. No. of Rooms	NA (Commercial)	
	(i) No. of Living / dining	:	
	(ii) No. of Bed Rooms	:	
	(iii) No. of Toilet	:	
	(iv) No. of Kitchen	:	
	g. Total No. of Floors	: Ground, First & Second Floor	
	Floor on which the property is located	: NA	
	Approx. age of the Property	: 30 Years	
	Residual age of the Property	: 30 Years	
	Type of Roofing	: RCC	
	Type of Structure	: Table Mould Bricks	
	Type of Flooring	: Mosaic, Redoxide	
	Doors & Windows	: Flush, MS MS Steel	
5	Tenure /Occupancy Details	:	
	a. Owned/Rented	: Vacant	
	b. No. of Years of Occupancy	: NA	
	c. Relationship of tenant to owner	: NA	
	d. If Rented, Rent received per month	:	
6	Stage of Construction	:	
	a. Construction / Under Construction	: Constructed	
	b. If under construction,extent of completion:	NA	

7	<p>Whether constructed as per approved plan : Revaluation sanction plan not provided.</p> <p>Violations If any Observed : --</p> <p>a. Nature & extent of Violations</p>																																				
8	<p>Area Details of the Property</p> <p>a. Site Area 6681 Sft (Considered for valuation)</p> <p><i>As per the documents there are 2 Piece of land 1). Sy. No. 190-1A2A measuring totally 13 Cents. 2) Sy. No. 190-1A2B measuring totally 03 Cents. Admeasuring Totally 16 Cents or 6969.6 Sft. But at the time of physical verification we found that the site measures East to West 102 feet and North to South 65.5 feet admeasuring totally 6681. Sft. Since the Actual measurement is less then the documentary measurement. Hence we have considered Actual measurements for our calculation purpose</i></p> <p>b. Plinth Area : 4800 Sft.</p> <p>c. Carpet Area : 3840 Sft.</p> <p>d. Saleable Area : Land + Building</p>																																				
9	<p>VALUATION</p> <p>(i) Adopted Rate 2300 Rs. Per Sft</p> <p>(ii) Guideline Rate 664 Rs. Per Sft</p> <p>Value of Land</p> <p style="text-align: right;">6681 Sft X 2300 15366300 Rs.</p> <p style="text-align: right;">Say Rs. 15366000</p> <p>Value of Building</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Particular</th> <th style="width: 15%;">Actual Area in Sft</th> <th style="width: 25%;">Rate Rs. Per Sft</th> <th style="width: 20%;">Amount Rs.</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Ground Floor</td> <td style="text-align: center;">1600</td> <td style="text-align: center;">500</td> <td style="text-align: right;">800000</td> </tr> <tr> <td style="text-align: center;">First Floor</td> <td style="text-align: center;">1600</td> <td style="text-align: center;">500</td> <td style="text-align: right;">800000</td> </tr> <tr> <td style="text-align: center;">Second Floor</td> <td style="text-align: center;">1600</td> <td style="text-align: center;">200</td> <td style="text-align: right;">320000</td> </tr> <tr> <td colspan="3">Misc works - Staircase, Others, etc</td> <td style="text-align: right;">LS 50000</td> </tr> <tr> <td colspan="3" style="text-align: right;">Total</td> <td style="text-align: right;">1970000</td> </tr> <tr> <td colspan="3" style="text-align: right;">Less Dep.</td> <td style="text-align: right;">985000</td> </tr> <tr> <td colspan="3"></td> <td style="text-align: right;">985000</td> </tr> <tr> <td colspan="3" style="text-align: right;">Say Rs.</td> <td style="text-align: right;">985000</td> </tr> </tbody> </table> <p>TOTAL COST OF BUILDING AFTER DEPRECIATION IS Rs. 985000</p>	Particular	Actual Area in Sft	Rate Rs. Per Sft	Amount Rs.	Ground Floor	1600	500	800000	First Floor	1600	500	800000	Second Floor	1600	200	320000	Misc works - Staircase, Others, etc			LS 50000	Total			1970000	Less Dep.			985000				985000	Say Rs.			985000
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<u>TOTAL VALUE OF PROPERTY IS</u>	
VALUE OF LAND Rs.	15366000
VALUE OF BUILDING Rs.	985000
	Total Rs. 16351000
	Say Rs. 16351000
(RUPEES ONE CRORE SIXTY THREE LAKHS FIFTY ONE THOUSAND ONLY)	
PRESENT VALUE OF PROPERTY IS Rs.	16351000
REALIZABLE VALUE OF THE PROPERTY IS Rs.	15533000
LIQUIDATION VALUE / FORCED SALE VALUE OF THE PROPERTY IS Rs. 12263000	
GUIDELINE VALUE OF THE PROPERTY IS Rs.	5421000
INSURANCE VALUE OF PROPERTY IS Rs.	505000
10	<p>(i) Assumption / Remarks :</p> <p>The property is situated in a developed location & has a good marketability.</p> <p>(ii) Market Analysis for Valuation :</p> <p>Parameters considered while evaluating the rates of the subject property-</p> <ul style="list-style-type: none"> • Govt. guideline rates. • Real estate rates with agents & local brokers. • Enquiry in the neighborhood. • Our fair opinion on analysis with above parameters & recent demand & development in the vicinity including the present condition of the property.
11	<p>Declaration</p> <p>a. The property was inspected by the undersigned on 12-02-2019</p> <p>b. The undersigned does not have any direct/indirect interest in the above property.</p> <p>c. The Information furnished herein is true and correct to the best of our knowledge.</p> <p>Place : Bengaluru Date : 13/12/2019</p> <p style="text-align: right;">N.VENKATESH & ASSOCIATES Approved valuer and Engineers</p>

ROUTEMAP SHOWING THE LOCATION OF PROPERTY



PHOTOGRAPH OF THE PROPERTY

